

Aberdeen

33 Glenbervie Road
Torry
Aberdeenshire
AB11 9JE

- **Heritable Betting Office Investment**
- Let to Coral Racing Ltd on a new 16 year lease (no breaks)
- Minimum uplift at each review
- No VAT applicable
- Rent Review 2016 to a minimum of £5,727 pa. Further minimum increase in 2021

SIX WEEK COMPLETION AVAILABLE

Tenure
Heritable.

Location

Aberdeen is Scotland's third largest city with a population of over 215,000 and a catchment of over 500,000. The city is the administrative centre for North-East Scotland and is synonymous with the North Sea oil industry, being home to over 20 major oil operators.

Current Rent Reserved
£5,000 pa

Torry lies on the south bank of the River Dee and is connected to the North Bank and the centre of Aberdeen by three bridges. Occupiers close by include a variety of local traders.

Description

The property is arranged on ground and basement only to provide a betting office with customer and staff WCs to the rear. Access to the basement is via a hatch and is not presently used by the tenants.

The property provides the following accommodation and dimensions:

Gross Frontage	5.60 m	(18' 5")
Net Frontage	4.75 m	(15' 7")
Shop Depth	9.95 m	(32' 8")
Built Depth	11.90 m	(39' 0")
Basement	46.6 sq m	(502 sq ft)
Ground Floor	51.5 sq m	(555 sq ft)

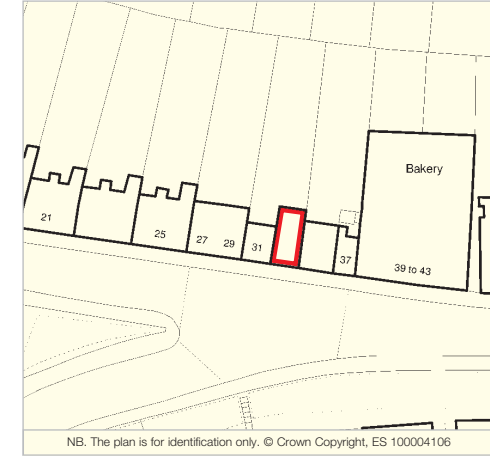
Seller's Solicitor

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Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 22nd February 2011 at a current rent of £5,000 per annum, exclusive of rates. The lease provides for rent reviews in September 2016 and September 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore the rent will rise to a minimum of £5,727 per annum in 2016 with a further minimum increase in 2021. The lease contains full repairing and insuring covenants. The tenant has the option to extend the lease for up to 15 years (and not less than 5 years) on 21st February 2027 on giving 3 month's notice.



Tenant Information

No. of Branches: 1,600.
Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 78 Aberdeen**.